

Mulberry Fields

A new home. The start of a whole new chapter for you and your family. And for us, the part of our job where bricks and mortar become a place filled with activity and dreams and fun and love. We put a huge amount of care into the houses we build, but the story's not finished until we match them up with the right people. So, once you've chosen a Miller home, we'll do everything we can to make the rest of the process easy, even enjoyable. From the moment you make your decision until you've settled happily in, we'll be there to help.

The Miller Difference

The Miller Difference

We're enormously proud of the homes we've been building for the last 80 years, and throughout that time we've been listening to our customers and learning from them. From insisting on the best workmanship and the highest quality materials right through to recognising our responsibilities to the environment.

During this time we've seen many generations of families enjoy our homes and developments, and we've seen the happy, thriving communities they've become.

Helping where we can

We invest everything into your customer journey – it's designed not just to please you, but to exceed your expectations.

When you become a Miller customer, we'll listen to you right from the start. From the day you first look around a showhome until long after you've moved in, we're here to offer help and support. We've been doing this a long time so we have a vast amount of experience to draw on.

We don't want you to just be satisfied, we want you to be proud of your new home and delighted by the whole experience. We want you to recommend us, too.

Pushing up standards

We frequently win awards for the quality of our homes. For their generous specification, skilful construction, beautiful locations, and for the teams that build them. We are acknowledged experts in the field. You can see the quality of our product and you will notice the quality of our service as we guide you through the many different ways of buying your home. It's a customer journey that has taken 80 years to perfect.

We know the importance of workmanship and job satisfaction. We look after our teams, we train and employ the best people and we reward safe and careful practice.

Keeping you involved

First you'll meet your sales adviser who will give you any help you need in choosing and buying your home. Then your site manager, who will supervise the build of your home and answer your questions along the way.

We'll invite you to a pre-plaster meeting with your site manager during the construction of your new home, where you'll get to see, first hand, the attention to detail, care and craftsmanship involved.

Wherever practical, we ask you to choose your own kitchen and bathroom including your own tiles, worktops, appliances and other options. Your home becomes personal to you long before we've finished building it.

A Better Place

We don't just create more homes, we enhance locations with our developments. Places where people will make friends, enjoy family life and take pride in their neighbourhoods and surroundings. We even provide a unique www.mymillerhome.com website to keep you up to date on the build progress of your home and to help you get to know the area, your neighbours and live more sustainably once you've moved in.

For your future

For us, success is building exceptional homes, in sustainable communities. And that's how we've built a business that goes from strength to strength.



Wates Developments – a strong and attractive development partner

Wates Developments is an expert in land, planning and joint ventures for residential developments throughout Southern England and is part of the 119 year old, privately owned Wates Group.

Creative joint ventures

We are investors in residential land and use our experience to gain planning consent. We create and deliver successful joint venture partnerships with some of the leading housebuilders in the country such as Miller Homes.

Long term relationships

As investors we seek to create long term relationships based on trust and our team focuses on simple values of commitment and integrity in our approach to these partnerships.

Creating sustainable communities

We ensure that every residential scheme makes a strong contribution to the local and wider community. We recognise our responsibility to minimise the environmental impact and deliver sustainable, prosperous communities that homeowners will relish living in and around.

Engagement is at our heart

Engagement and collaboration with all our partners and stakeholders is at the heart of how we work. Listening to and understanding the needs of communities is vital to our success.

Family makes a difference

Now in the hands of the fourth generation of the Wates family, the Wates Group combines robust governance equal to that of any plc, with the flexibility and fast decision making of a private company. The group is acknowledged as an industry leader in innovation, health & safety, sustainable development and commitment to the communities it serves.

Miller Homes and Wates Developments are delighted to be working in partnership on this exciting development in Southwater.





Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and your family, as well as being a pleasant place to live. So here's some useful information about the area around Mulberry Fields.

Despite its rural ambience, Mulberry Fields occupies an extremely convenient location just four miles from the attractions and shops of Horsham, and approximately 12 miles from the M23. Frequent train services run from Horsham to London Victoria, a journey of just 50 minutes, and to Chichester. Some services also call at Gatwick Airport. Metrobus routes link the village with Horsham, Crawley and other nearby towns and villages.

The finding of dinosaur bones in the space now transformed into the superb Southwater Country Park is celebrated by a wonderful Dinosaur Island play area, one of the many child-friendly aspects of the village. The 90-acre Country Park also features a fascinating wildlife area, and for long-distance walking, cycling or horse-riding, it provides an access point for the Downs Link Bridleway.

The village's modern amenities, in and around Lintot Square, include a convenience store incorporating a post office, a large Co-op food store, a pharmacy and other specialist shops and services including hot food takeaways. The choice of pubs includes the Lintot and the Cock Inn, where the car park has recycling facilities for clothes and bottles.



Bounded by fields and mature woodland yet less than a mile from modern village amenities, this beautifully landscaped new neighbourhood brings a selection of energy efficient two, three, four and five bedroom homes to Southwater, a vibrant local community set in an outstandingly convenient location.

Welcome to Mulberry Fields...

The artist's impressions (computer-generated graphics) have been prepared for illustrative purposes and are indicative only. They do not form part of any contract, or constitute a representation or warranty. External appearance may be subject to variation upon completion of the project.



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- V Visitor Parking
- U Unallocated at time of print



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View from Black Down
of South Downs



Hawthorne

With french doors adding a welcoming natural light and helping to integrate the garden into everyday life, the living and dining room is an attractive and adaptable space. The en-suite master bedroom shares the upper floor with a bright L-shaped second bedroom.



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Plots
42, 43*, 44, 45*, 56, 57*, 59, 60*, 61*, 74, 75*, 76, 77*, 90, 91*, 159, 160*, 177, 178*

Floor Space
820 sq ft
76m²

Living
4.520m x 3.100m
14'10" x 10'2"

Dining
3.490m x 2.000m
11'5" x 6'6"

Kitchen
2.320m x 3.215m
7'7" x 10'6"

Master Bedroom
2.640m x 3.195m
8'8" x 10'5"

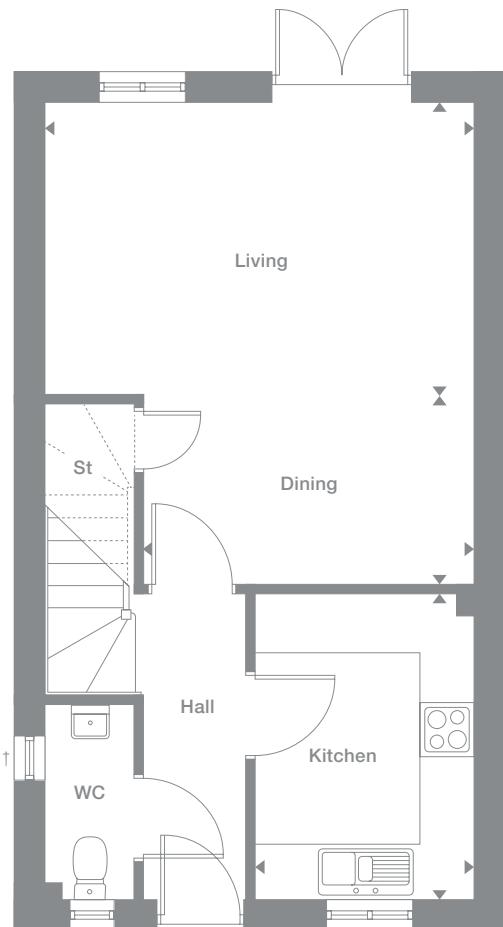
Bedroom 2
4.520m x 3.320m
14'10" x 10'10"



Key Features
The premium features of the Hawthorne include french doors, a full-width second bedroom with twin windows and an en-suite master bedroom with built-in wardrobe.

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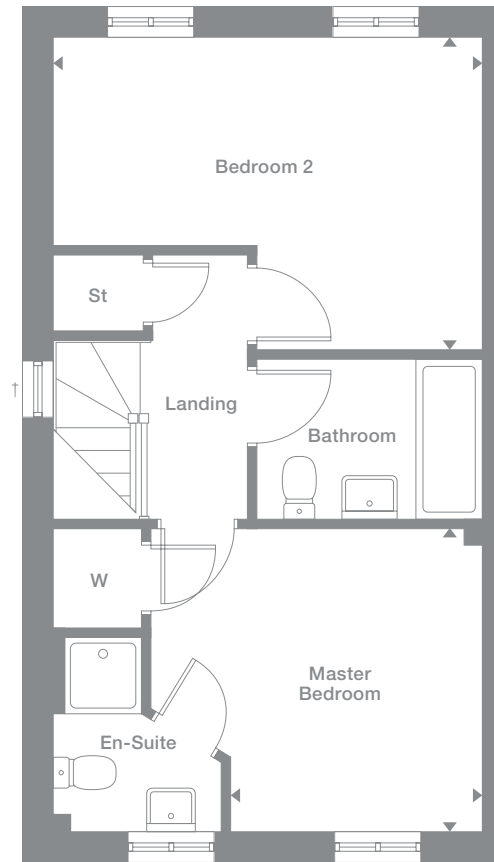
Ground Floor



† Window to plots 56, 57, 59, 61, 74, 75, 76, 77, 90 and 91 only.

* Plots are a mirror image of plans shown above

First Floor



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Pushkin

The light-filled living and dining room and the thoughtfully arranged self-contained kitchen reflect the combination of convenience and contemporary style found throughout this home. The master bedroom includes an en-suite shower room and built-in wardrobe, while the third bedroom could become a home office.



Pushkin

Plots
13*, 47*, 79, 80*,
114, 115*, 136*,
138, 139*, 140,
141*, 142, 143*,
144*, 146, 147*,
162, 163*, 164,
165*, 168*

Floor Space
956 sq ft
88m²

Living/Dining
4.875m x 4.540m
15'11" x 14'10"

Kitchen
2.920m x 3.220m
9'7" x 10'6"

Master Bedroom
3.185m x 3.100m
10'5" x 10'2"

Bedroom 2
2.935m x 3.590m
9'7" x 11'9"

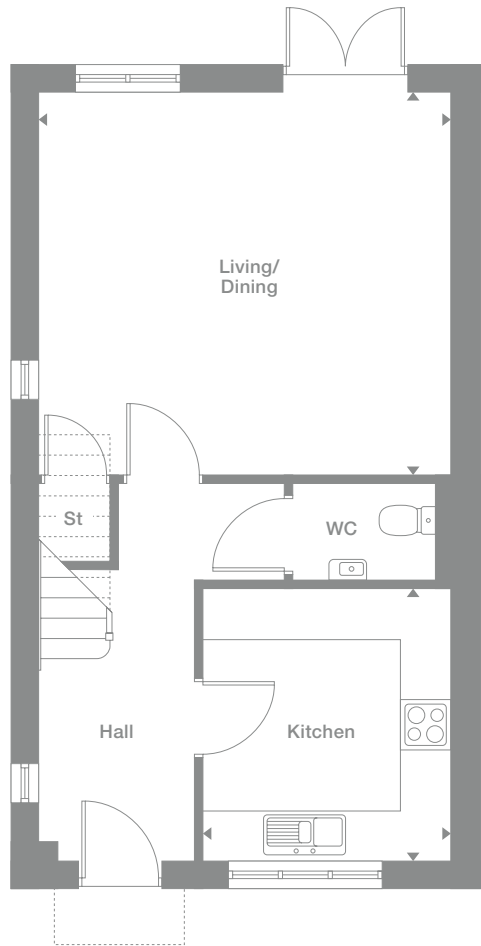
Bedroom 3
1.840m x 2.940m
6'0" x 9'7"



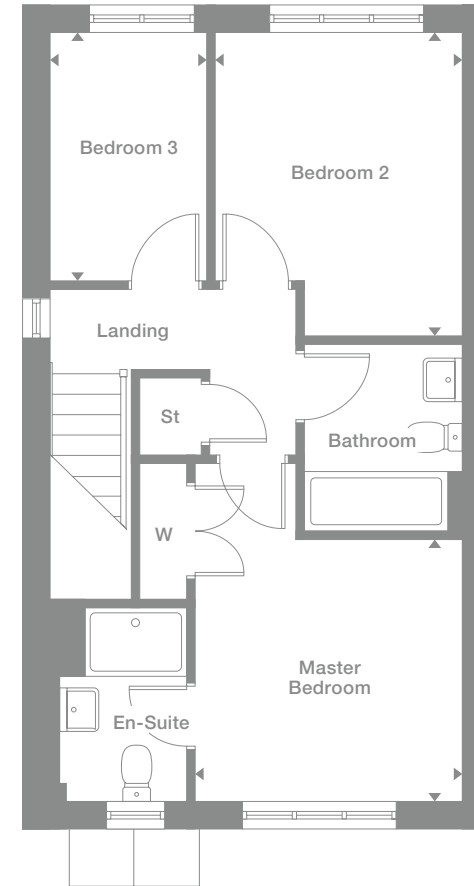
Key Features
The premium features of the Pushkin include an entrance canopy, french doors and a master bedroom with an en-suite shower room and built-in wardrobe.

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Ground Floor



First Floor



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Downshire

French doors and a separate utility room transform the kitchen and dining room into an appealing family space, while the bay-windowed lounge adds a stylish, classic appeal. Upstairs, the dual-aspect master bedroom suite includes a built-in wardrobe.



Downshire

Plots
46, 55, 58,
73, 78, 83*,
87*, 145, 148*,
161, 169*, 171

Floor Space
997 sq ft
92m²

Lounge
3.695m x 5.455m
12'1" x 17'10"

Kitchen/Dining/Family
2.915m x 5.455m
9'6" x 17'10"

Master Bedroom
3.400m x 3.025m
11'1" x 9'11"

Bedroom 2
2.965m x 3.315m
9'8" x 10'10"

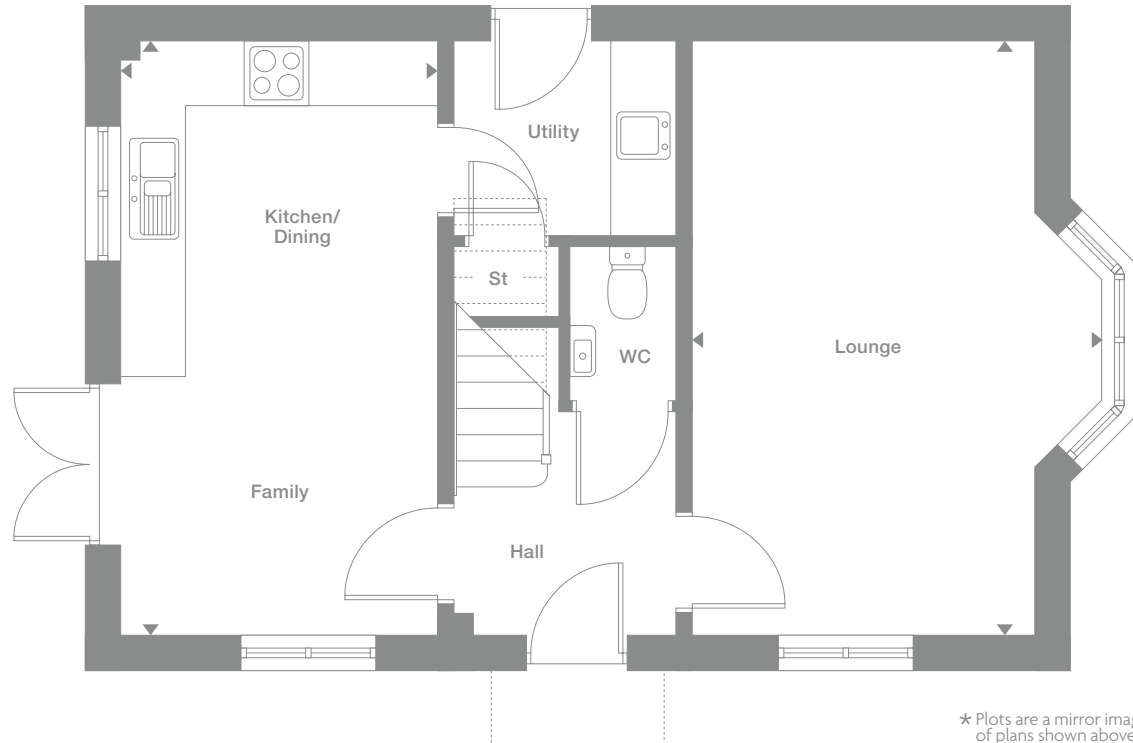
Bedroom 3
2.595m x 2.325m
8'6" x 7'7"



Key Features
The premium features of the Downshire include french doors, a bay window, dual-aspect outlooks, a separate utility room and an en-suite master bedroom.

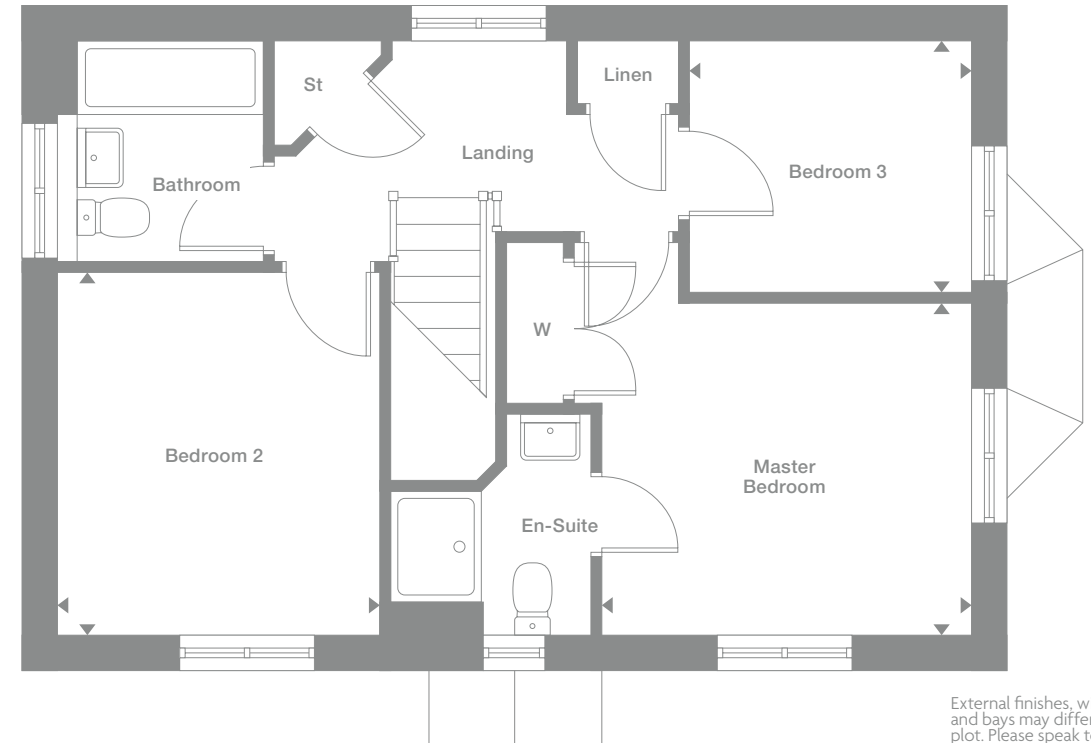
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Ground Floor



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First Floor



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Blyton

The triple-aspect lounge features french doors that add flexibility as well as a focal point, and complements a bright kitchen and dining room. The many practical touches include a generously sized hall cupboard and a built-in wardrobe in the en-suite master bedroom.



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Plots
10*, 11, 12,
84, 85*, 86*,
113, 158, 170

Floor Space
1,033 sq ft
96m²

Lounge
2.950m x 5.955m
9'8" x 19'6"

Kitchen/Dining
2.845m x 5.955m
9'4" x 19'6"

Master Bedroom
3.010m x 3.085m
9'10" x 10'1"

Bedroom 2
2.890m x 3.630m
9'5" x 11'10"

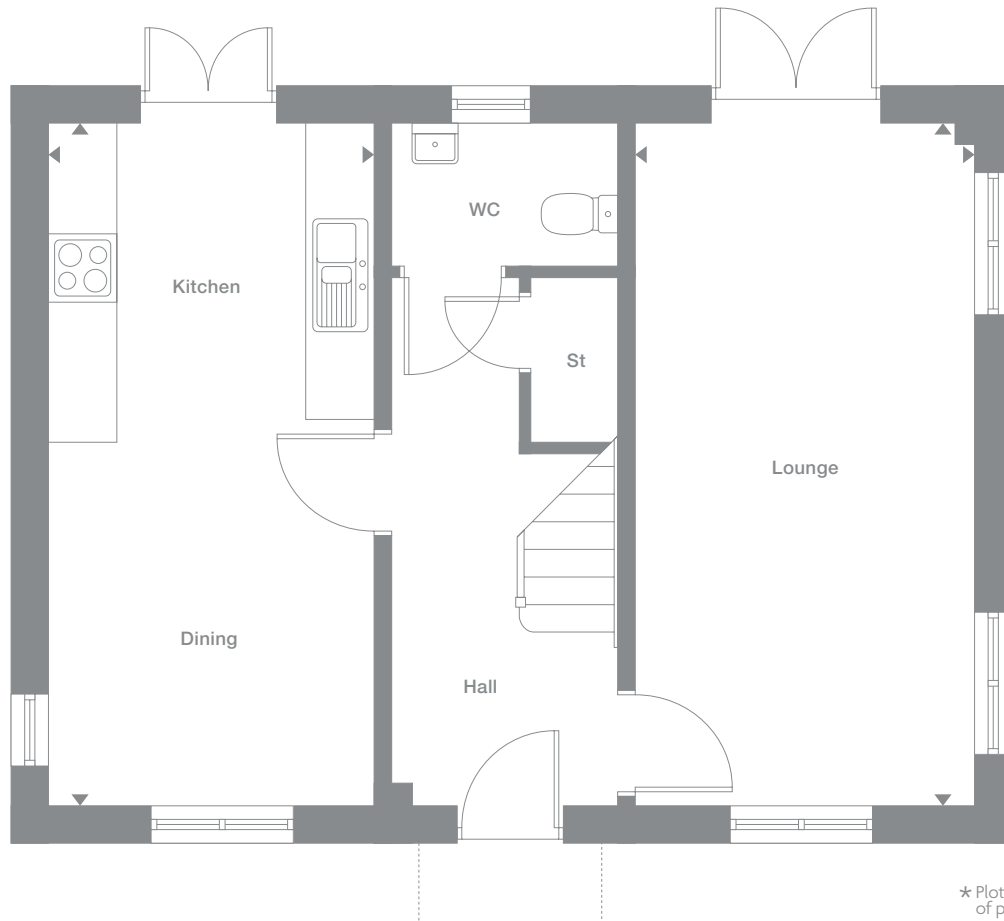
Bedroom 3
2.240m x 2.865m
7'4" x 9'4"



Key Features
The premium features of the Blyton include triple aspect outlooks, french doors, a generously sized entrance hall and bright landing, and an en-suite master bedroom with built-in wardrobe.

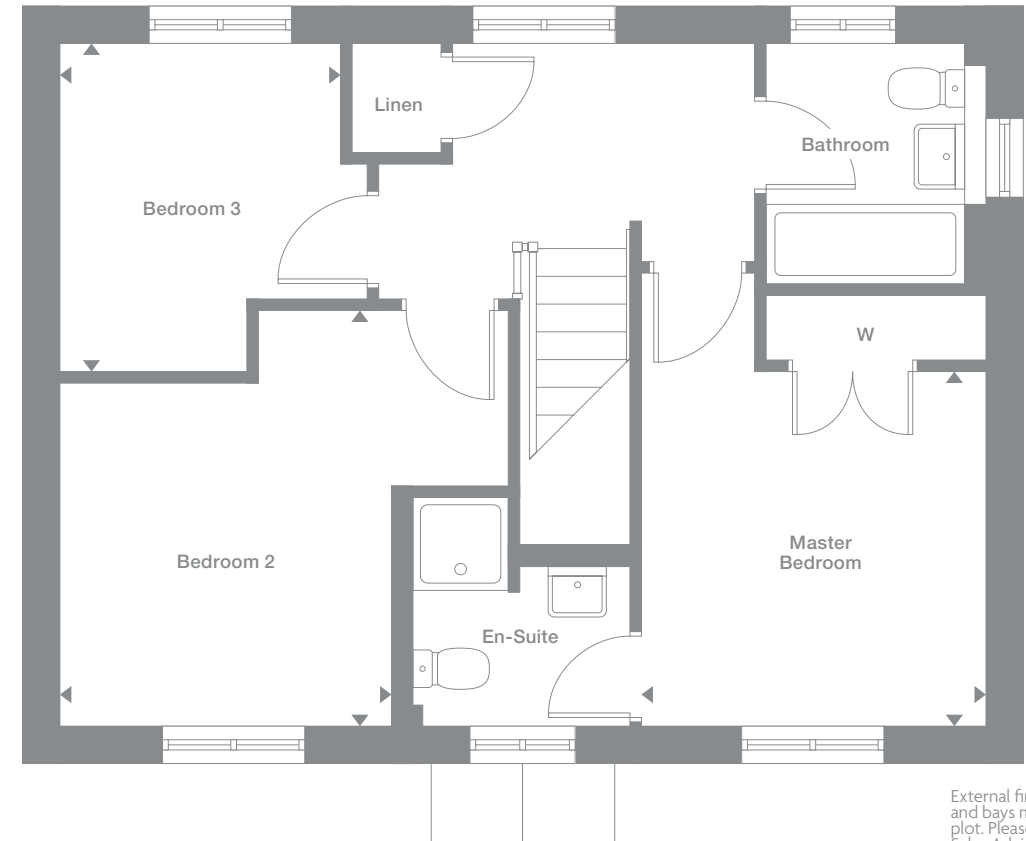
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Ground Floor



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First Floor



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Mitford

The stylish bay-windowed lounge and impressively light and airy kitchen and dining room are perfectly arranged for convivial entertaining, with a separate utility room helping to keep household management under control. The study, ideal for working from home, could also become a quiet room for schoolwork.



Plots
2*, 3, 5, 6*, 7, 8,
9*, 111, 118*, 119,
152, 153*, 154*, 155,
156*, 167*, 189, 192*

Floor Space
1,379 sq ft
128m²

Lounge
3.645m x 5.100m
11'11" x 16'8"

Dining/Kitchen
7.140m x 3.885m
23'5" x 12'9"

Study
2.090m x 2.030m
6'10" x 6'7"

Master Bedroom
3.645m x 4.590m
11'11" x 15'0"

Bedroom 2
3.790m x 2.850m
12'5" x 9'4"

Bedroom 3
3.250m x 2.850m
10'8" x 9'4"

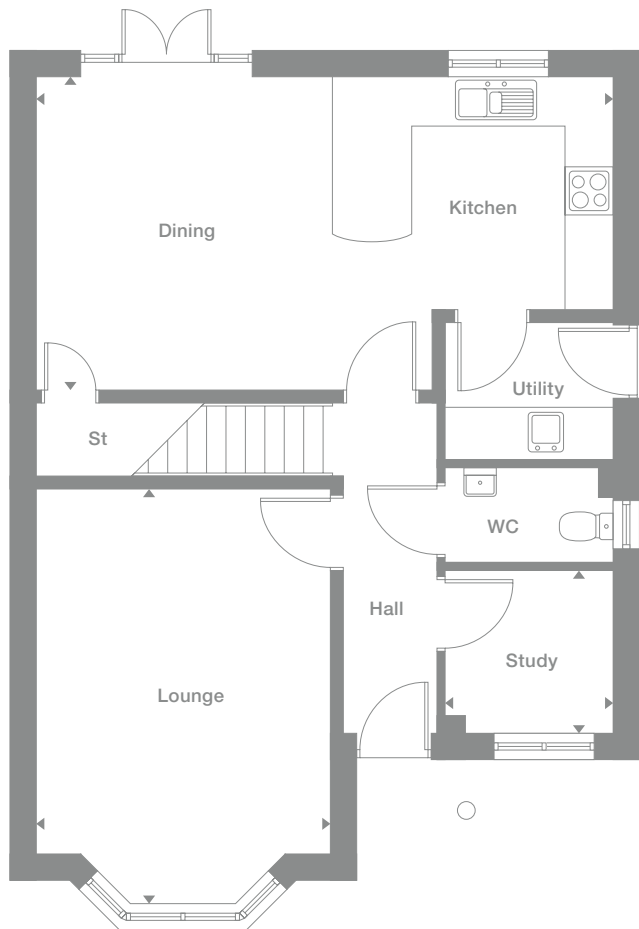
Bedroom 4
2.150m x 3.095m
7'0" x 10'1"



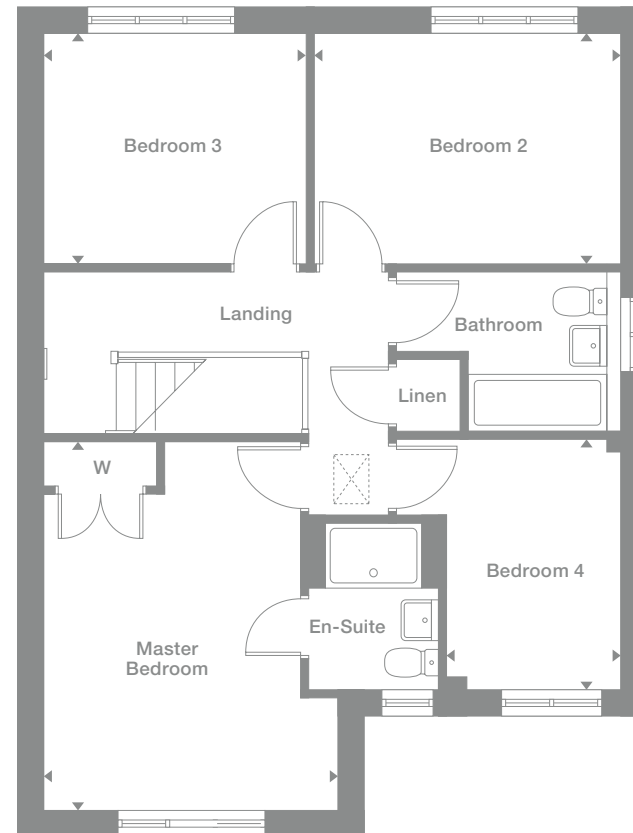
Key Features
The premium features of the Mitford include a bay window, a dining area window incorporating french doors, utility room, separate study and an en-suite master bedroom with built-in wardrobe.

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Ground Floor



First Floor



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Hemingway

Dual-aspect windows in the kitchen and breakfast room and the separate dining room are complemented by french doors in the lounge to create an open, comfortable interior filled with natural light. With a utility room and en-suite master bedroom, this is an extremely practical family home.



Hemingway

Plots
137, 190, 193*

Floor Space
1,390 sq ft
129m²

Lounge
3.460m x 4.265m
11'4" x 13'11"

Dining
3.460m x 2.495m
11'4" x 8'2"

Kitchen/Breakfast
3.510m x 6.860m
11'6" x 22'6"

Master Bedroom
3.565m x 3.385m
11'8" x 11'1"

Bedroom 2
3.510m x 4.255m
11'6" x 13'11"

Bedroom 3
3.510m x 2.505m
11'6" x 8'2"

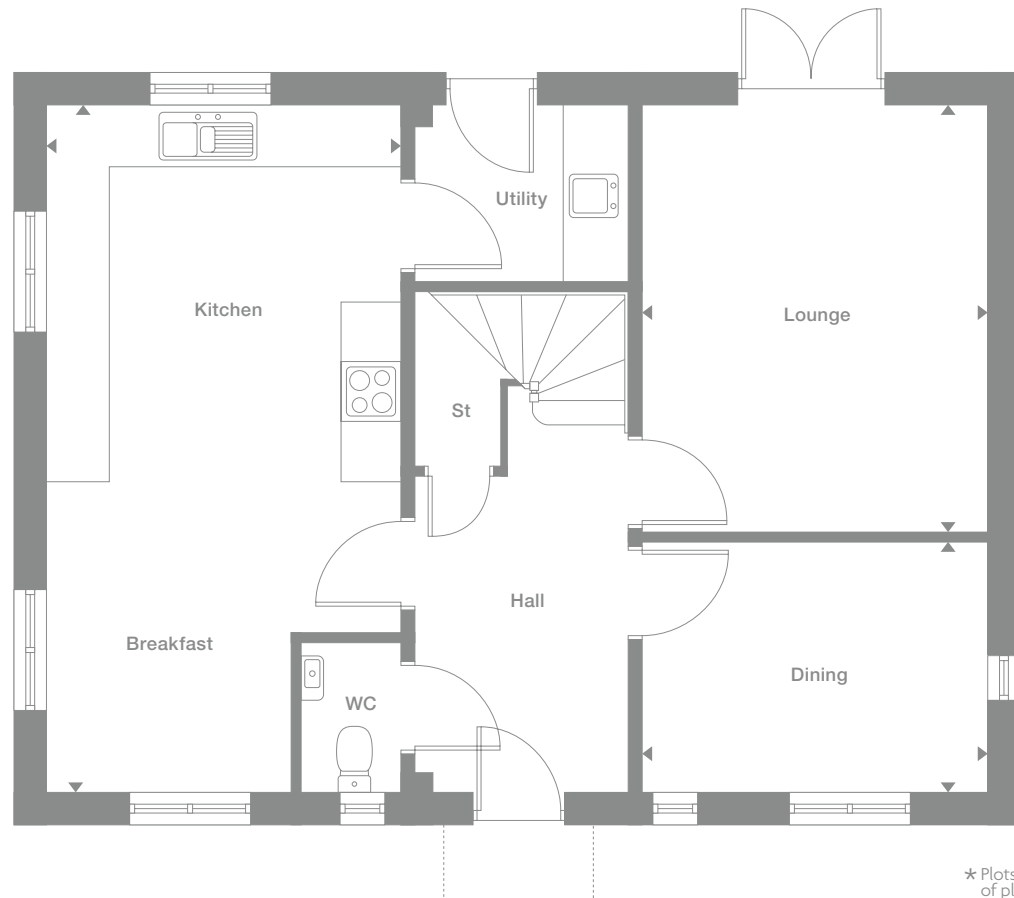
Bedroom 4
3.565m x 2.675m
11'8" x 8'9"



Key Features
The premium features of the Hemingway include an entrance canopy, feature hall and staircase, a dual-aspect kitchen and breakfast room, utility room, utility room, dual-aspect dining room and an en-suite master bedroom with built-in wardrobe.

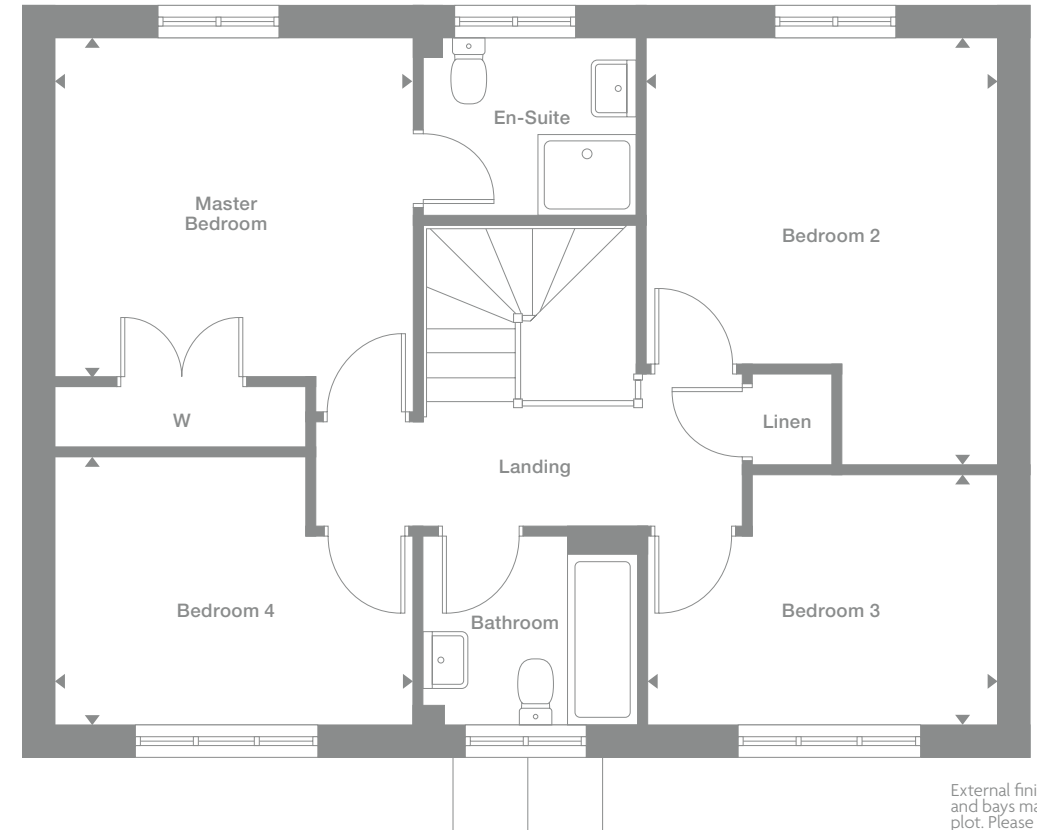
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Ground Floor



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First Floor



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Stevenson

The superb kitchen and breakfast room, with its french doors and separate utility room, is designed to provide a lively hub for family life, while the elegant bay-windowed lounge and bright dining room provide more formal options. Dual-aspect windows make two of the bedrooms particularly special.



Plots
1*, 4, 116*, 122*,
129, 132, 157,
166*, 187*, 191*

Floor Space
1,399 sq ft
130m²

Lounge
4.015m x 4.265m
13'2" x 13'11"

Dining
3.460m x 2.495m
11'4" x 8'2"

Kitchen/Breakfast
3.515m x 6.860m
11'6" x 22'6"

Master Bedroom
3.565m x 3.385m
11'8" x 11'1"

Bedroom 2
3.510m x 4.255m
11'6" x 13'11"

Bedroom 3
3.510m x 2.505m
11'6" x 8'2"

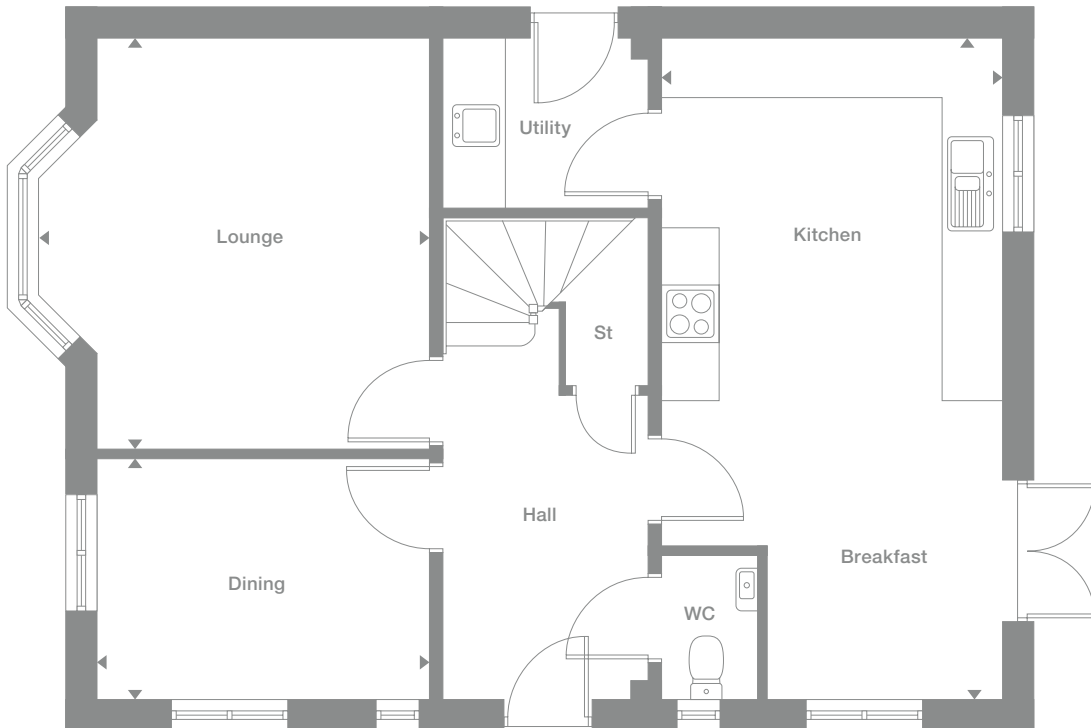
Bedroom 4
3.565m x 2.675m
11'8" x 8'9"



Key Features
The premium features of the Stevenson include an entrance canopy, feature hall and staircase, bay window, dual-aspect dining room, french doors, utility room, two dual-aspect bedrooms and an en-suite master bedroom with built-in wardrobe.

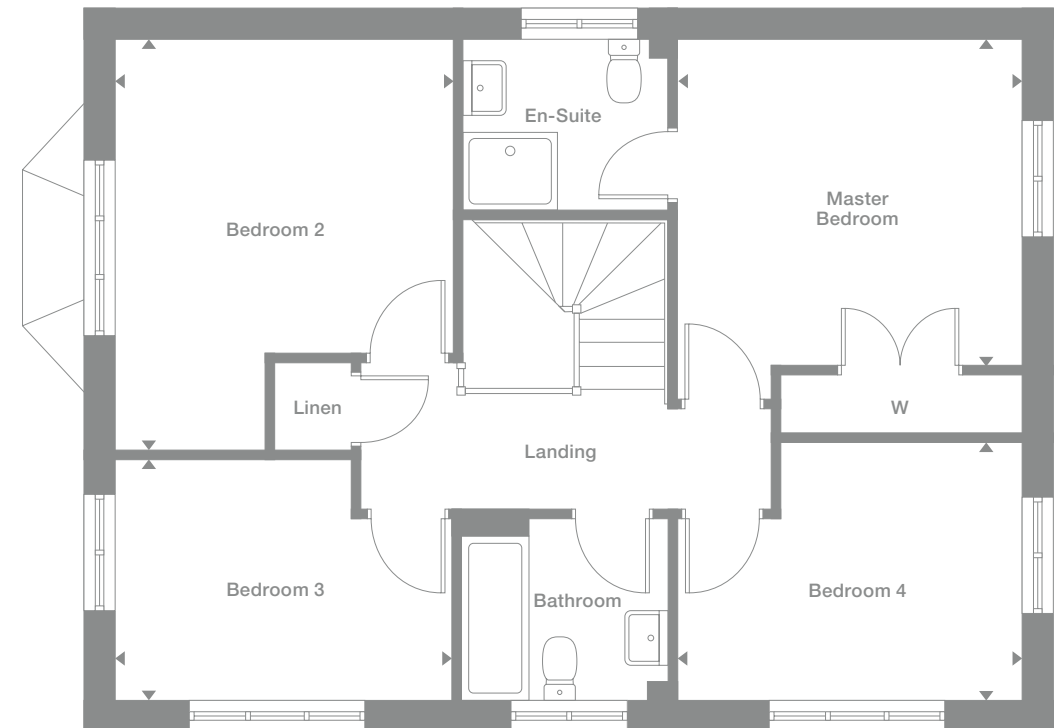
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Ground Floor



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First Floor



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Thames

Arranged around a superb entrance hall, this is a prestigious and exciting home. Bay windows add a classic stylishness to the dining room and the dual-aspect lounge while the family room, with its french doors, opens out to the garden, opens up a wealth of possible uses.



Thames

Plots
109, 110, 112*,
124, 125*, 126,
127, 128, 131,
133, 135, 149,
151*, 188

Floor Space
1,586 sq ft
147m²

Lounge
3.445m x 5.025m
11'3" x 16'5"

Dining
3.445m x 2.980m
11'3" x 9'9"

Kitchen/Breakfast
3.445m x 4.705m
11'3" x 15'5"

Study/Family
3.445m x 2.660m
11'3" x 8'8"

Master Bedroom
3.445m x 4.045m
11'3" x 13'3"

Bedroom 2
3.445m x 4.095m
11'3" x 13'5"

Bedroom 3
3.445m x 3.030m
11'3" x 9'11"

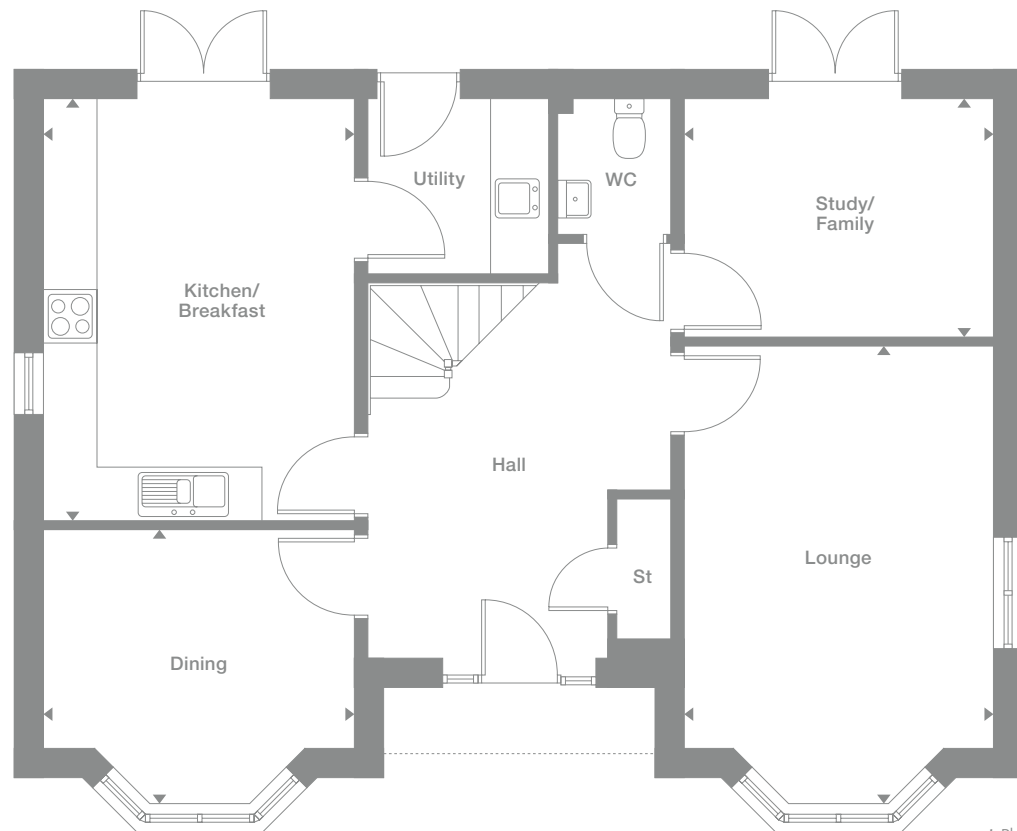
Bedroom 4
2.955m x 3.075m
9'8" x 10'1"



Key Features
The premium features of the Thames include a feature hall and staircase, twin bay windows, utility room, separate study or family room, double french doors, gallery landing and two en-suite bedrooms.

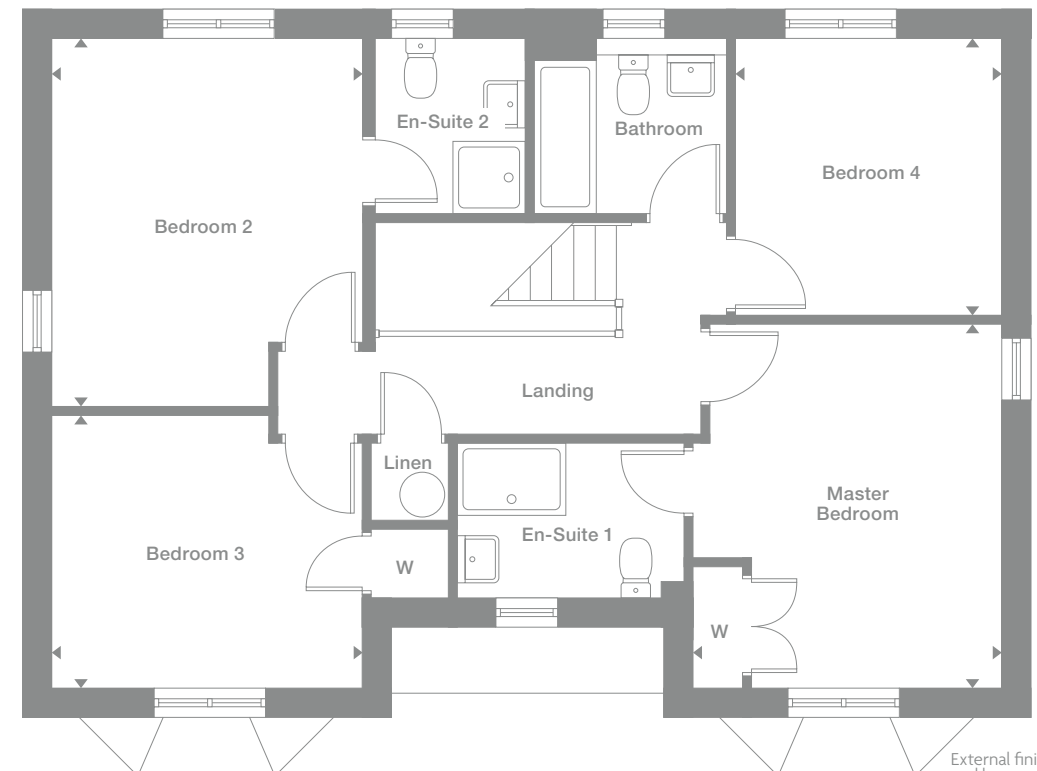
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Ground Floor



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First Floor



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Chichester

The entrance hall and impressive staircase provide immediate evidence of the quality of this outstanding home. From the very special family area to the formal dining room, from the private study to the luxurious master suite, every detail reinforces the impression of excellence.



Chichester

Plots
117, 120*,
121, 123,
130, 134*,
150*

Floor Space
1,884 sq ft
175m²

Lounge
3.565m x 5.300m
11'8" x 17'4"

Dining
3.565m x 2.660m
11'8" x 8'8"

Kitchen
3.965m x 3.725m
13'0" x 12'2"

Family
2.705m x 5.640m
8'10" x 18'6"

Study
3.510m x 2.415m
11'6" x 7'11"

Master Bedroom
3.635m x 4.030m
11'11" x 13'2"

Bedroom 2
3.570m x 2.675m
11'8" x 8'9"

Bedroom 3
3.590m x 2.850m
11'9" x 9'4"

Bedroom 4
2.960m x 3.135m
9'8" x 10'3"

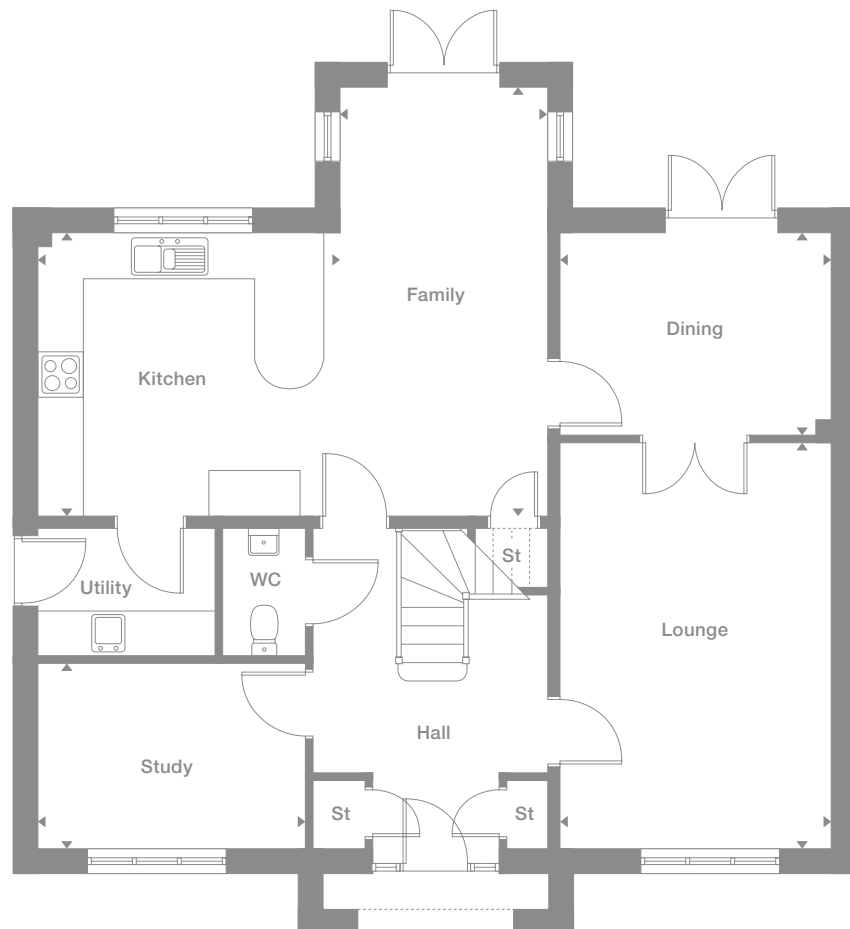
Bedroom 5
2.690m x 2.675m
9'8" x 8'9"



Key Features
The premium features of the Chichester include a feature porch, triple-aspect family area including french doors, separate dining room with double doors, study, utility room, two en-suite bedrooms, and dressing area in the master bedroom.

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Ground Floor

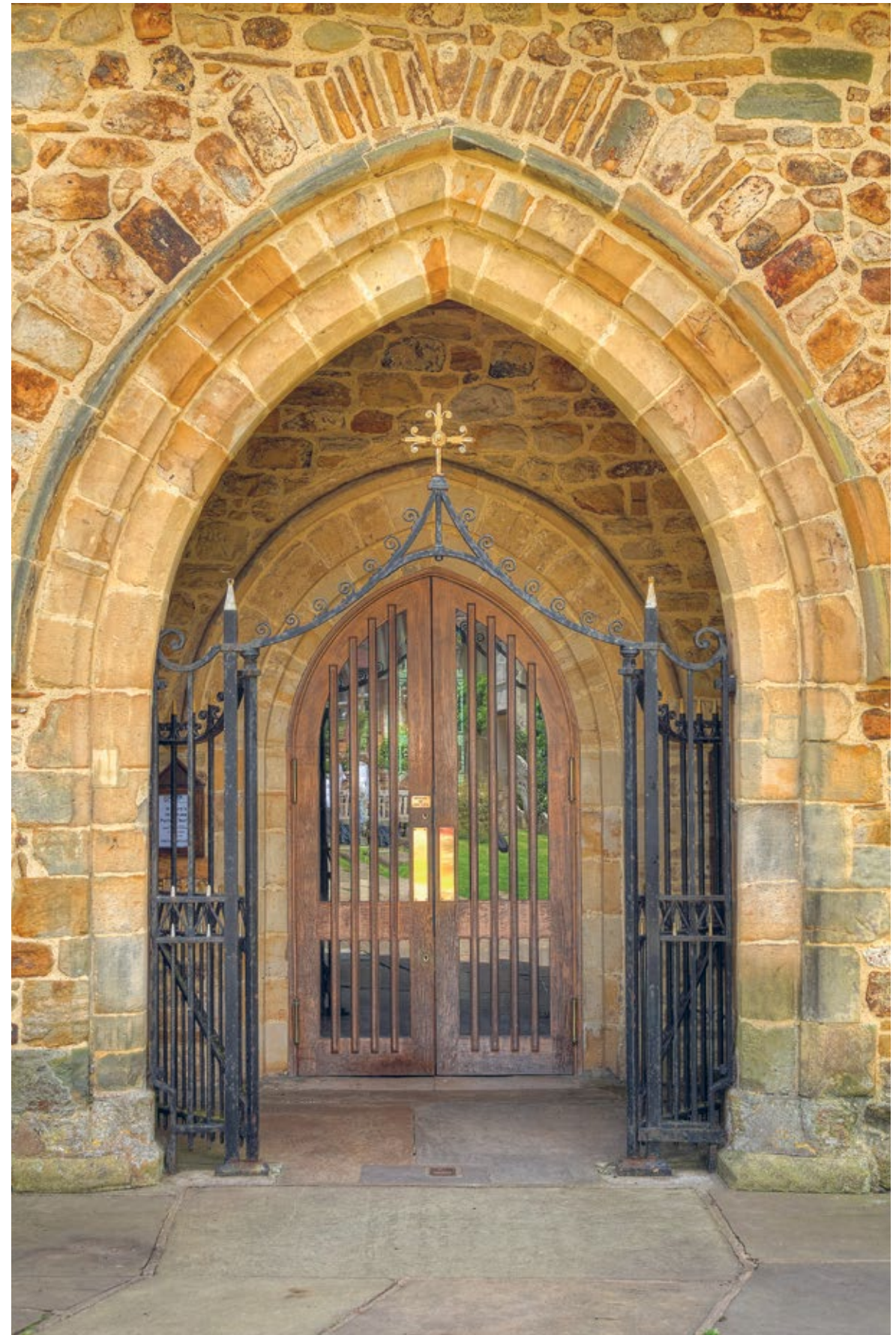


First Floor



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Specification

Kitchen

Professionally designed contemporary kitchen with square-edged laminate work surfaces with upstand to wall

Stainless steel one and a half bowl slimline sink with mixer tap

Built in stainless steel single oven, gas hob and extractor hood to 2 and 3 bedroom homes

Built in stainless steel double oven, 5-ring gas hob and stainless steel/glass chimney extractor hood to all 4 and 5 bedroom homes

Integrated fridge freezer

Integrated microwave oven to all 4 and 5 bedroom homes

Integrated washer/dryer in kitchen (where no utility, or freestanding in utility) to all 4 and 5 bedroom homes

Under pelmet lighting

Porcelanosa ceramic floor tiling to kitchen area

Porcelanosa ceramic floor tiling to breakfast/dining area where applicable to all 4 and 5 bedroom homes

Bathroom, En-Suite and WC

Contemporary styled white bathroom suites

Soft close toilet seat to main bathroom

Concealed thermostatic valve with wall-mounted control for bath filler

Heated chrome towel radiator to en-suite bathroom

Porcelanosa ceramic floor tiling to family bathroom and master en-suite to all 4 and 5 bedroom homes

Heating, Lighting & Internal Finishes

Downlighters to kitchen, family bathroom, en-suite and cloakroom

Staircases - oak hand rail with all other components finished in white

Energy-efficient gas-fired central heating

White ladder style internal doors with smooth finish

Smooth finish ceilings painted in white

Fitted wardrobes to master bedroom

External Details

Turf to front garden

Outside water tap on wall adjacent to kitchen sink, where applicable

Sealed unit double-glazed windows throughout

Patio area to rear garden using yellow buff textured paving slabs

House numbers ready fitted

External power point to front of property

External power point to rear of property to all 4 and 5 bedroom homes

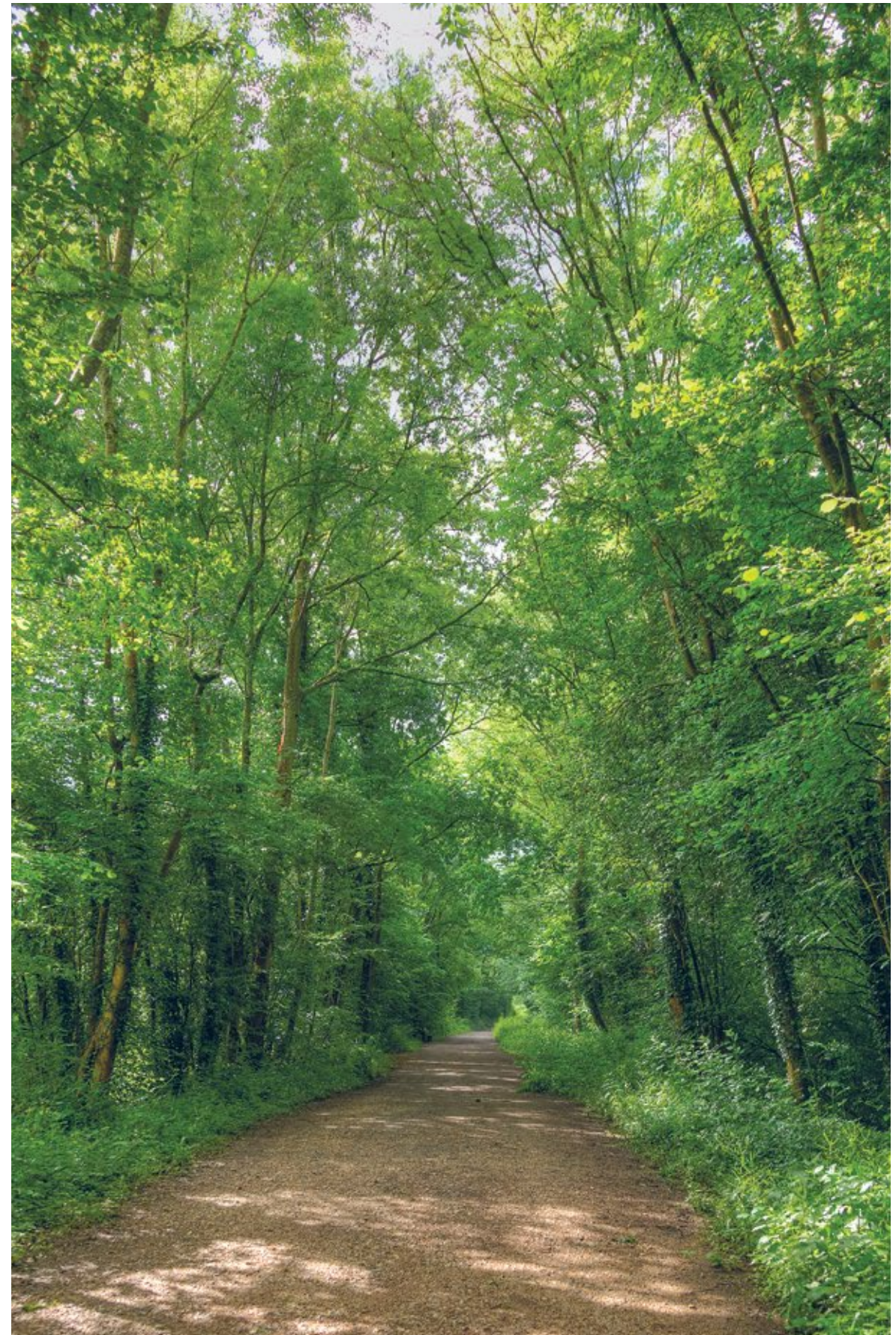
All customer choices and optional extras can only be included at an early stage of building construction. Please check with the Sales Adviser for specific details. These sales particulars do not constitute a contract, form part of a contract or a warranty. Please refer to the 'Important Notice' section at the back of this brochure for more information. Photography represents typical Miller Homes' fittings and options.

Other facilities in the village centre include a library, a health centre with four GPs, a dental surgery, and a leisure centre incorporating a modern Technogym and a large sports hall. Activities in the centre range from judo and pilates to mother and baby groups and children's parties.

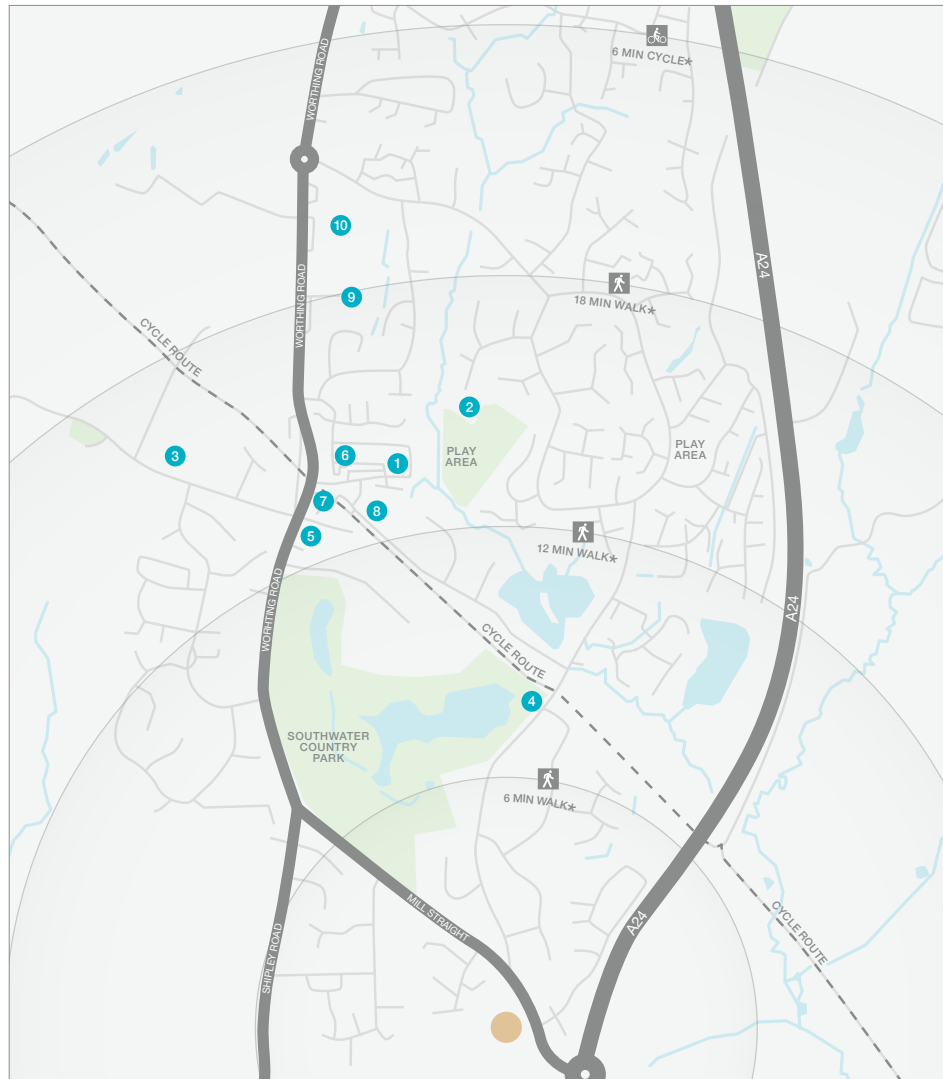
Southwater has an active Sports Club that organises junior and senior football, cricket and indoor activities, and there is a Watersports Centre with facilities for kayaking, canoeing and sailing. Local clubs range from bowling to model boats, and the youth organisations include Scouts and Guides. Three miles to the north, Horsham Golf and Fitness Club offers nine and 18 hole courses, a driving range, a gym and friendly clubhouse facilities.

Horsham's historic market town centre, four miles away, presents a diverse choice, from traditional local traders and farm shops to supermarkets, in settings ranging from beautiful old squares to mall and retail park environments. The town also has an exciting arts centre, The Capitol, which includes a two-screen cinema, theatres, a gallery space and a café.

Mulberry Fields lies within the catchment area for Southwater Infant and Junior Academies, and Tanbridge House Secondary, a specialist science, mathematics and computing college.



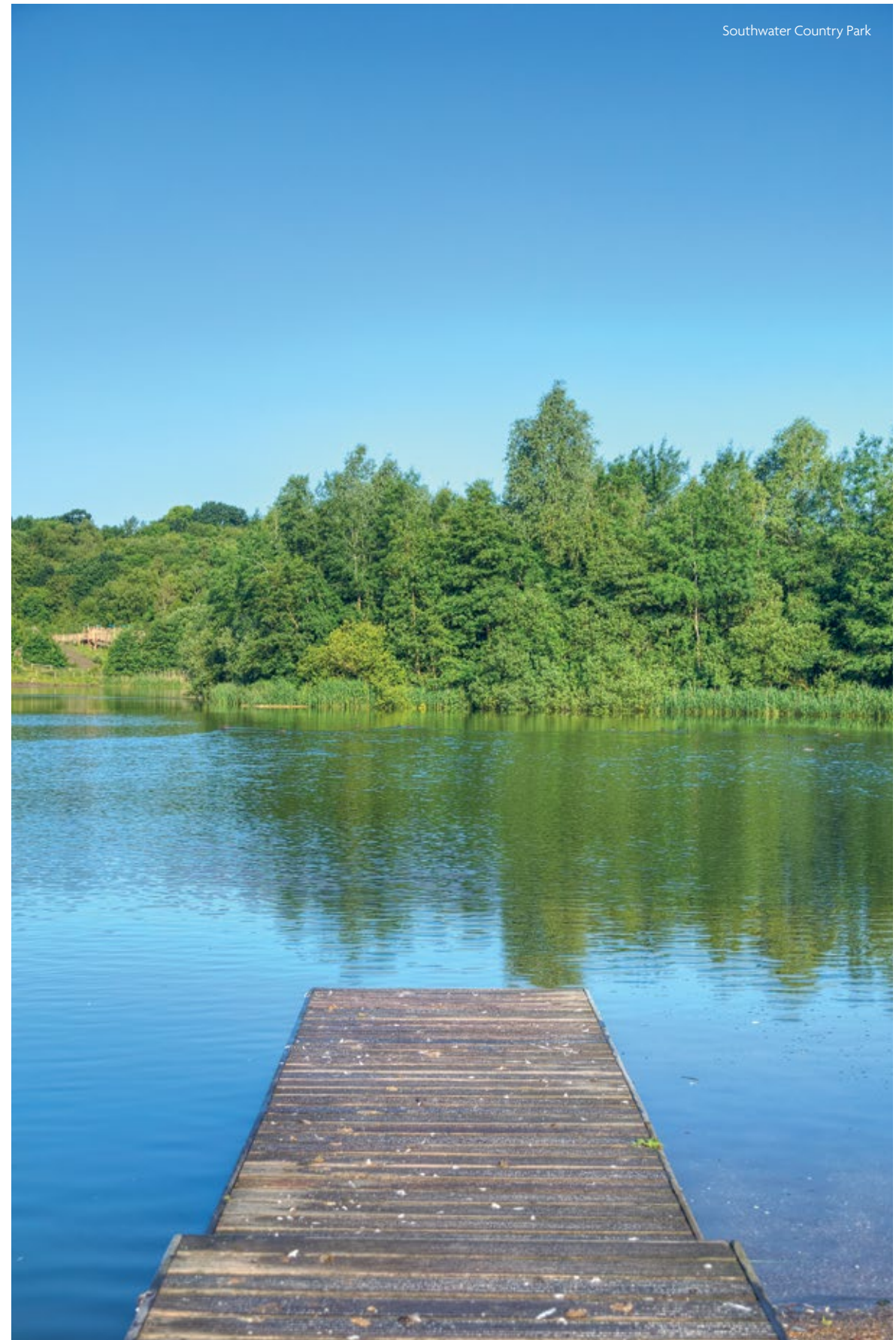
When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite walks, and the shops you like best. As a starting point this map shows some of the most useful features and services within a short stroll or bike ride of Mulberry Fields.



- 1 Southwater Library
Beeson House
Lintot Square
01403 734 660
 - 2 Southwater Leisure Centre
Pevensey Road
01403 733 208
 - 3 Southwater Sports Club
Church Lane
01403 730 345
 - 4 Southwater Watersports Centre,
Cripplegate Lane
01403 734 424
 - 5 Southwater Post Office
Worthing Road
01403 730 392
 - 6 Boots Pharmacist
Lintot Square
01403 730 496
 - 7 The Village Surgery
Southwater Health Centre
01403 730 016
 - 8 Dental Surgery
Southwater Health Centre
01403 732 016
 - 9 Southwater Infant Academy
Worthing Road
01403 733 254
 - 10 Southwater Junior Academy
Worthing Road
01403 730 475
- Tanbridge House School
Farthings Hill
01403 263 628
- Horsham Golf and Fitness Club,
Worthing Road, Horsham
01403 271 525

* Times stated are averages based on approximate distances and would be dependent on the route taken.

Based on:
0.5km = 5 to 7 mins walk
1.0km = 10 to 14 mins walk
1.5km = 15 to 21 mins walk
2.0km = 5 to 8 mins cycle
2.5km = 7 to 10 mins cycle



We've been building homes since 1934, that's three generations of experience. We've learned a lot about people and that's made a big difference to what we do and how we do it. We're enormously proud of the homes we build, combining traditional craftsmanship with new ideas like low carbon technologies. The big difference is that we don't stop caring once we've finished the building, or when we've sold the house, or even once you've moved in. We're there when you need us, until you're settled, satisfied and inviting your friends round.

Important Notice:

Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and, as such, should be treated as a guide only. Interested parties should check with the Sales Adviser and confirm all details with their solicitor. The developer reserves the right to amend the specification, as necessary, without prior notice, but to an equal or higher standard. Please note that items specified in literature and showhomes may depict appliances, fittings and decorative finishes that do not form part of the standard specification. The project is a new development which is currently under construction. Measurements provided have not been surveyed on-site. The measurements have been taken from architect's plans, and, as such, may be subject to variation during the course of construction. Not all the units described have been completed at the time of going to print and measurements and dimensions should be checked with the Sales Adviser and confirmed with solicitors.

From the M25
Leave the M25 at junction 9 and follow signs for the A243, then at the Knoll roundabout take the second exit for Dorking via the A24. Stay on the A24 for 23 miles, passing Dorking and following signs for Horsham. At the Robin Hood roundabout, stay on the A24 for Worthing, then follow signs for Southwater. At the Hop Oast roundabout, take the second exit for Southwater Country Park then, two miles on, at the roundabout take the second exit. The entrance to Mulberry Fields is the first exit at the next roundabout.

From the A24 Northbound
Follow signs for Horsham, carrying straight on at the traffic lights controlling the intersection with the A272, then one and a half miles on take the first exit at the roundabout, signposted for Southwater. The entrance to Mulberry Fields is the first exit at the next roundabout.

Sat Nav: RH13 9AH

Development
Opening Times:
Thursday - Monday
10am - 5pm
03300 299 592

